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RESIDENTIAL RENTS IN MAJOR CANADIAN CITIES

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PREFACE

This publication introduces a special study on average rents in 16 major Canadian cities based on rent data obtained from rented households in the Labour Force Survey. These data are used primarily in measuring rent changes as a component of consumer price indexes in Canada.

These statistics on average rents have been developed as a result of a widespread demand for information on rent levels associated with various types and sizes of accommodation and the services included in rent payments. It is intended that this series be developed and published periodically in the regular monthly publication "Prices and Price Indexes".

Material for this publication was prepared in the Retail Prices Section of the Prices Division.

WALTER E. DUFFETT,
Dominion Statistician.

SYMBOLS

The interpretation of the symbols used in the tables throughout this publication is as follows:

- nil or zero.
- amount too small to be expressed or where "a trace" is meant.

SERVICE

Full -- heated, stove and refrigerator.

Partial -- any two of above.

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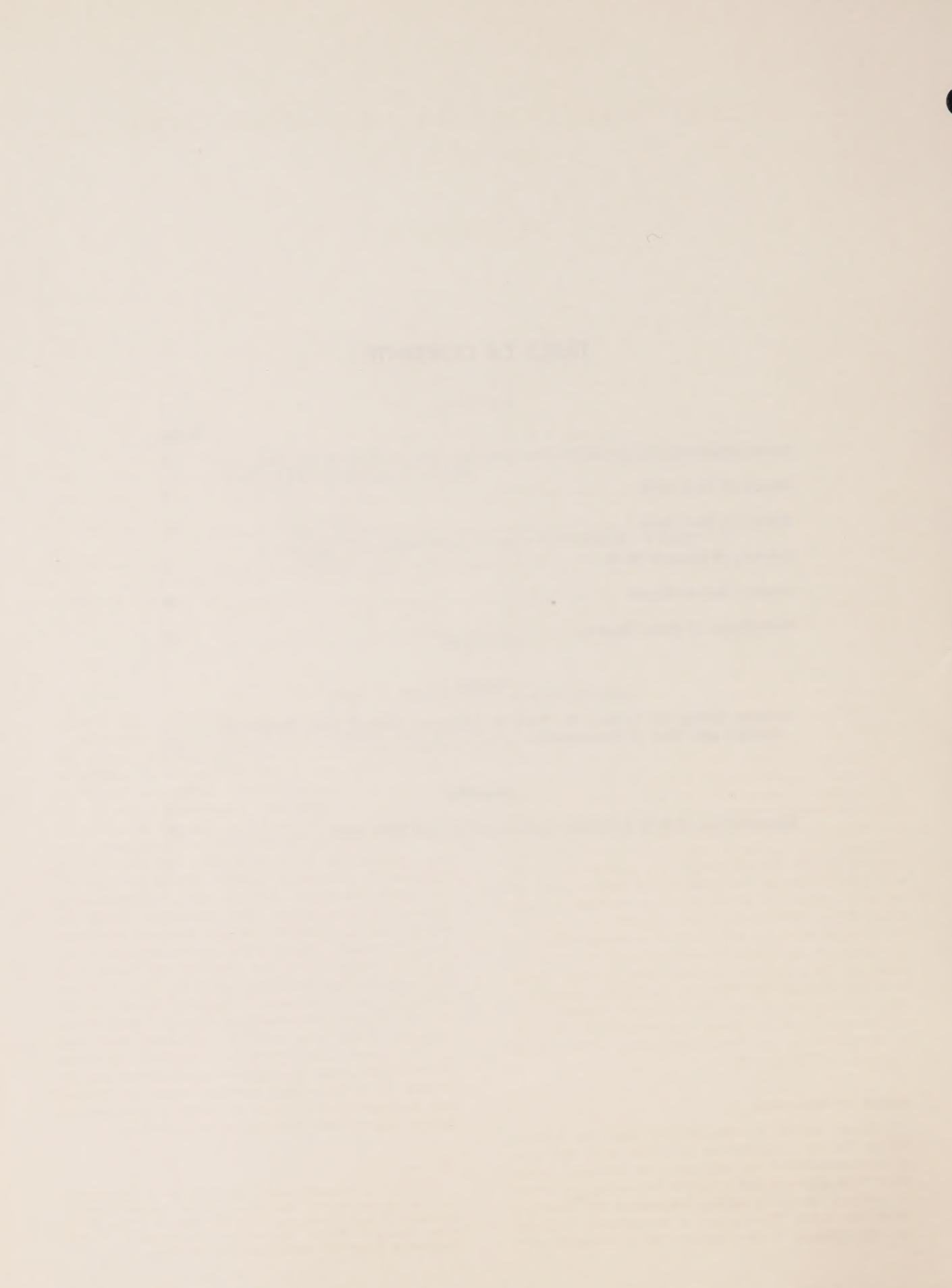
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RESIDENTIAL RENTS IN MAJOR CANADIAN CITIES

SEPTEMBER 1959

INTRODUCTION

Measurement of changes in rents, expressed as index numbers, have always been a basic component of consumer price indexes in Canada. Rent indexes since 1952 have been based on rent payments reported by tenant householders in monthly surveys of rented households in major urban centres and thus reflect changes over time in rents actually paid for accommodation rather than asking prices for vacant accommodation. While the primary use of the monthly rent data has been as ingredients of the Consumer Price Index, a considerable and growing interest has been expressed in the **absolute price data** on rents, particularly for cities. This interest has been manifested in the increasing frequency of requests received for information on such questions as the average rents paid for various types of accommodation within and between cities, and the effect on rents of the size of accommodation and the services included with the rented accommodation. To develop statistics on average rents which would be useful for these purposes, the Dominion Bureau of Statistics undertook a special study on rents in 16 major Canadian cities for the month of September 1959. This publication presents the results of the special study.

Rents reported in the monthly survey of September 1959 were classified by characteristics of the rented accommodation and tabulations were made of average rents by city and type of accommodation. Measures of the reliability of the sample averages were also calculated. The resulting statistics on average rents are presented herein and provide useful comparisons of rents among the various types of accommodation **within a given city**. The statistics are not appropriate, however, for comparisons of rental rates **between cities**. It is intended that the series introduced in this publication be published periodically in the regular monthly publication "Prices and Price Indexes". The new series is experimental and comments and criticisms of it, including suggestions for changes or additions to the detail published in this initial release, will be helpful.

Source of Rent Data

Each month, in conjunction with the Labour Force Survey, information on rents paid and type of accommodation is collected by personal interview from approximately 10,000 householders living in rented dwelling units, exclusive of dwelling units on farms. The sample of households included in the Labour Force Survey is a scientifically

selected probability sample of all households in Canada,¹ and the households from which rent data are collected constitute, accordingly, a representative sample of all non-farm tenant households. Further, the sample used in the Labour Force Survey is a "rotating" sample in which each month one-sixth of the sample is replaced by an equivalent sub-sample of households. Thus, in the samples for two consecutive months, five-sixths of the sample in each month consists of households also included in the other month. This feature of matched households is particularly desirable as a basis for measuring monthly rent changes over time for comparable qualities of rental accommodation. A rent schedule (see Appendix) is completed when a household first enters the Labour Force Survey sample and is designed for use over the six successive months during which the household is retained in the sample.

Nature of Rent Data

In addition to actual rent payments, information is collected and recorded in the schedule for each household on the principal physical and service features of the accommodation which influence the amounts of such payments. Details on the type of structure (apartment, flat, single dwelling), age of dwelling, number of bedrooms, and the facilities or services such as heat, light and furnishings covered by the rent payment are obtained in the initial survey. These are checked for consistency in each of the five succeeding months during which the particular household remains in the sample and any changes are noted on the schedule. These data are the primary specifications relating to the quantity and quality of the rented accommodation being priced. They are essential for detection of changing specifications and necessary adjustment of reported rent where average rents are used to measure pure rent changes over time. They also provide the basis for classification of reported rents where the objective is to calculate average rents for distinct and homogeneous classes of rental accommodation comprising rented dwellings across Canada.

¹ For a comprehensive description of the sample for the Labour Force Survey see "The Labour Force", Monthly, D.B.S. Catalogue No. 71-001 and "The Canadian Labour Force Estimates 1931-1945", D.B.S. Reference Paper 23, Catalogue No. 71-501.

Indexes of Monthly Rents

Since 1952 the principal use of rent data from the monthly rent surveys has been for measurement of changes in rents from month to month for inclusion in the Consumer Price Index. The Consumer Price Index measures changes in the cost of living resulting from changes in retail prices and rent is an important component of housing costs. In this use, the concept of change is that of "pure" price change in which prices over the period of comparison relate to an identical or equivalent quantity and quality of commodity or service.

For measurement of changes in rents, the average of rents reported in each of two successive months is calculated from the matched sample of households in the two months, and the average rent in the "current" month is expressed as a percentage of the average rent in the "previous" month. The percentage is termed the price relative of rent. The use of matched household samples avoids most instances of changes in specifications of the quantity and quality of the rented quarters between months. Where changed specifications do occur, however, adjustment of the reported rent or deletion of the household is made before calculation of the average rents. Beginning with the base rent index of 100, the price relative of rent for each month is multiplied by the rent index of the previous month to derive the rent index for the current month. The resultant index of monthly rents expresses rents in a given month as a percentage of rents in the base period.

Average Money Rents

The movement of rents over time as measured by the rent index may not be consistent, however, with changes in the average of actual money rents paid for rented quarters, particularly over longer periods of time. Changes in the average of money rents paid will be the result not only of pure rent change but also of changes over time in the quantity and quality of accommodation actually being rented by tenants. However, while average money rents are not appropriate, therefore, for measurement of pure price change as in the Consumer Price Index, such averages can be useful indicators of differentials in rents paid for significant classes of rental accommodation at a specific period of time. Statistics on average money rents are presented in this publication for the first time for this purpose. The averages are based on the complete sample for September 1959, in contrast to the "matched household" portion used for indexes of rent changes over time.

Classes of rented accommodation for which separate averages of money rents could be calculated were limited by the information available on the rent schedules respecting the physical features of and the services included with the

rented quarters. Further restrictions were imposed by the size of sample available and the resultant number of rent reports for possible classes of accommodation. The importance of location for rental rates for apparently similar accommodation and the difficulty of classification by location within cities led to the selection of "city" as a primary criterion of classification. The choice of cities for which calculation of average rents was undertaken was based on the availability of an adequate size of sample, in terms of number of rent reports, for a city.

Within cities, rental accommodation has been classified into nine basic groups according to type and size of rented unit, viz., five sizes of apartments and four sizes of single attached and detached houses. Size was measured by the number of bedrooms. For apartments, each size group has been subdivided in three age-of-dwelling groups, and the age groups were subdivided still further into three degree-of-service groups. Thus for apartments, a maximum 15 classes within cities were established. The definitions of type, size, age and degree-of-services classes of rented units are provided in the next section.

The number of rent classes for which average money rents could be calculated in a particular city was dependent on the kinds of rental units occupied in the city in September 1959 and the size of the sample available. For no city has it been possible to produce average rents for all the classes outlined above. For the larger cities, average rents for almost all categories were calculated. For smaller cities, it was necessary to combine some groups and omit others.

Average rents in September 1959 for designated categories of rented units are presented by city in the tables on pages 11-18. Each table relates to a specified city and all rent data pertaining to the city are included in it. For each category for which an average rent is shown, the number of cases (reports of rent) on which the average is based and the standard error of the average are shown in the table. These are included as indicators of the reliability of the rent figure in each category and are useful in assessing the significance of the differences in rents among classes of rented units.

In general, the larger the number of cases the more reliable is the average. Specifically, the standard error is a statistical measure of the sampling error of the average. The average was calculated from a particular sample representing all non-farm rental units. If another sample were selected the average calculated from it may differ somewhat from the first. If a series of samples were chosen, the averages from each would tend to differ from one another but the range of variation among them would be limited and the averages

would tend to cluster at a central value. The standard error fixes the probable range of variation among such averages of samples of the size and kind used in calculating the average shown in the table and this range of error is termed the sampling error of the average. More specifically, the probability is 95 out of 100 that the mean of other samples of the same size would fall within the range of the published average plus or minus two standard errors. To illustrate using data from the table for Halifax covering one-bedroom apartments (last column, line 5) for which average rent was \$65.20 and the standard error of sampling was \$5.20: the probability is 95 per cent that the average rent calculated from other possible samples of the same size and kind in September 1959 in that city would have a value within the range \$54.80 - \$75.60, i.e., $($65.2 \pm 2 \times 5.2)$. The range of values, \$54.80 - \$75.60, so determined is termed the 95 per cent confidence interval.

The use of the standard error in assessing the significance of the difference between rents for the various classes of rental units may also be illustrated with the data from the last column of the table for Halifax. The 95 per cent confidence intervals for bachelor apartments (0 bedrooms) and the 2-bedroom apartments may be determined in similar fashion as $($43.4 \pm 2 \times 2.4)$ and $($70.9 \pm 2 \times 4.1)$ respectively. These may be compared with the interval determined for 1-bedroom apartments as follows:

Apartment size	95% Confidence interval
0 -bedrooms	\$38.6 - \$48.2
1 -bedroom	54.8 - 75.6
2 -bedrooms	62.7 - 79.1

It is evident from this comparison that the confidence interval for 0-bedroom apartments does not overlap the intervals for the other sizes of apartments and thus the difference between the average rent for 0-bedroom apartments and for other sizes is statistically significant, i.e., it is larger than could be accounted for by the available measurement of sampling error. In contrast the confidence intervals for one and two bedroom apartments overlap and the difference between the average rents, \$65.2 and \$70.9, could be accounted for by the given indicator of sampling error. Such comparisons of confidence intervals do not reveal how much of the difference between published averages is a real difference. They do provide, however, an indication of the caution which should be exercised in interpreting the observed differences in the averages presented in the tables. There are much more refined tests of the significance of the differences between class averages. It was not feasible, however, to undertake the calculation of necessary measurements at this

time.² In general, the greater the overlap of confidence intervals, the less assurance one can place in the observed difference between rents among categories of rented accommodation.

In the tables on pages 11-18, it can be seen that data have been included for rent classes in which the number of reports of rents is small and/or the standard error of the average rent is large. While the rent averages for such classes have obviously questionable reliability, they have been included because they may be useful in analysis of the overall pattern of rents in each city.

It should be emphasized, also, that the rent data presented in this report are intended primarily for comparison of rents **within** cities. Comparison of rent levels for like categories of rented units **between** cities may or may not be valid. While a number of variables which appear to be important influences on rent levels have been controlled by classification, the important variable of "location" has not been taken into account and averages for a city relate to all types of location which may be variable among cities. Inter-city comparisons are therefore of questionable validity.

Further, over short periods of time shifts in the location of the various classes of rented units within a city can be expected to be of minor consequence to changing rent differentials among categories within the city. However, over longer periods of time, changing location could be a more significant factor causing changes in rent differentials. It is intended, therefore, that data on average money rents for classes of rental units at future periods, be published periodically in the regular D.B.S. monthly publication "Prices and Price Indexes".

² Unfortunately, the above test based on overlapping of confidence intervals involves an overestimate of the sampling error of the difference between any two specified categories because the correlation between these categories, if it exists, was not taken into account. From the sampling procedure employed in the Canadian Labour Force Survey and the supplemental rent survey, there is a strong likelihood that the correlation is positive and this factor would tend to result in the observed differences being more significant than they actually appear in this report. The correlation between average rents in two separate categories pertaining to a certain area, say a given city, is likely to be positive since the same sampled blocks are used to estimate the average. If the sampled blocks of a city tend to be in more expensive rental areas, the average rents in these categories will both tend to be higher than the true but unknown average rents over all blocks in the city and likewise if the sampled blocks tend to be in low rental areas both averages will tend to be lower than the true average. However, speculation on this ground is dangerous without further calculation.

Definitions of Rent Classes

Type of dwelling unit.—A dwelling is a structurally separate set of living quarters, with a private entrance from outside the building or from a common hallway or stairway inside. The entrance must not be through living quarters of another household. This definition conforms with that of the "National Population Census of Canada".

In these tabulations type of dwelling unit refers to the distinction between apartments, flats, single attached and detached dwellings. Apartments, which constitute the greatest proportion of all rental units, have been segregated from single attached and detached houses which account for most of the remaining rental units.

Size of dwelling unit.—Size can be defined in such terms as number of square feet of living space, number of rooms or number of bedrooms. The latter term is now widely accepted as a meaningful description of size and has been adopted in these rent tabulations. Most dwelling units offered for rent are described in terms of bachelor apartments or 1, 2, 3 or more bedroom apartments or houses. Tabulation by size of dwelling unit is on this basis.

A room, to be considered a bedroom, must be separated by a wall or walls from other rooms in the dwelling unit and used mainly for the purpose of sleeping. These requirements exclude rooms such as living rooms or dens, which contain sofas or fold-away beds, but whose principal use is not

for sleeping. Rooms originally designed for another use, e.g., sewing room, but converted to a bedroom, would, by definition, be considered as a bedroom. Bachelor apartments which include bed-sitting facilities are considered as having no bedroom under these terms of definition.

Year of construction.—Since the age of a dwelling may have some bearing on its rent, the year of construction of each dwelling unit has also been collected. In the case of buildings converted into apartments or flats, age refers to the year of conversion, not the year of original construction.

Degree of service.—A significant and perhaps growing factor in the amount of rent paid is the service included in the rent payment, in excess of the actual space rent. Rent may include heat, use of refrigerator and stove, janitor service, parking and laundry facilities. In the survey of rents information is obtained on these services, distinguishing between services available but not paid for in rent and those services included in rent payments. To illustrate, most tenants have refrigeration facilities, but only certain tenants pay for these in rent payments. Item 5 of the Rent Document (see Appendix) shows the detailed information obtained on such facilities. Rent averages have been classified by three main categories in terms of services included in rent (1) fully serviced, defined as including heat, refrigerator and stove (2) partly serviced, defined as including any two of these three services and (3) not serviced, defined as excluding all three of these services.

Average Rents in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
Halifax - September 1959

Type and size of unit and degree of service	Year of construction										Total		
	Pre 1940			1940-54			1955+						
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	
Apartments		\$	\$		\$	\$		\$	\$		\$	\$	
Size of unit:													
Bachelor	10	43.4	2.4	—	—	—	—	—	—	10	43.4	2.4	
One bedroom — Service:													
Full	6	79.2	7.9	—	—	—	—	—	—	9	82.4	5.8	
Partial	9	62.1	2.8	—	—	—	10 ¹	84.8	5.9	19	74.0	3.3	
None	15	44.5	6.1	—	—	—	—	—	—	18	47.3	6.8	
Totals	30	56.7	5.0	9	75.3	2.2	7	88.6	7.7	46	65.2	5.2	
Two bedrooms — Service:													
Full	—	—	—	6	104.0	6.9	—	—	—	8	101.1	7.3	
Partial	9	79.6	8.9	—	—	—	—	—	—	13	83.2	3.4	
None	27	57.7	7.2	—	—	—	—	—	—	31	58.0	5.8	
Totals	37	63.3	5.6	12	89.9	7.5	—	—	—	52	70.9	4.1	
Three or more bedrooms	11	71.5	3.8	—	—	—	—	—	—	16	85.8	5.4	
Other rental units													
Single attached and detached, 1 or 2 bedrooms	—	—	—	—	—	—	—	—	—	16	54.7	9.5	
Single attached and detached, 3 or more bedrooms	—	—	—	—	—	—	—	—	—	17	81.1	5.4	

¹ Statistics incorporated 4 observations for the years 1940-54 and 6 observations for the years 1955+.

Average Rents in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
Saint John - September 1959

Type and size of unit and degree of service	Year of construction										Total		
	Pre 1940			1940-54			1955+						
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	
Apartments		\$	\$		\$	\$		\$	\$		\$	\$	
Size of unit:													
One bedroom — Service:													
Full	8 ¹	46.0	8.3	—	—	—	—	—	—	10 ¹	48.1	7.7	
Partial	—	—	—	—	—	—	—	—	—	—	—	—	
None	10	29.7	2.3	—	—	—	—	—	—	10	29.7	2.3	
Totals	18	36.9	4.0	—	—	—	—	—	—	20	38.9	4.7	
Two bedrooms — Service:													
Full	—	—	—	—	—	—	—	—	—	—	—	—	
Partial	—	—	—	—	—	—	—	—	—	3	66.7	5.0	
None	28	35.4	0.2	—	—	—	—	—	—	29	35.6	0.3	
Totals	31	38.4	1.8	—	—	—	—	—	—	32	38.5	1.9	
Three bedrooms — Service:													
Full	—	—	—	—	—	—	—	—	—	5 ¹	79.6	0.3	
Partial	—	—	—	—	—	—	—	—	—	—	—	—	
None	17	40.8	2.9	—	—	—	—	—	—	17	40.8	2.9	
Totals	22	49.6	2.7	—	—	—	—	—	—	22	49.6	2.7	
Four or more bedrooms	8	41.2	6.2	—	—	—	—	—	—	8	41.2	6.2	
Other rental units													
Single attached and detached	—	—	—	—	—	—	—	—	—	6	67.5	11.4	

¹ Statistics incorporate data for fully serviced and partially serviced flats and apartments.

Average Rents in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
Quebec City - September 1959

Type and size of unit and degree of service	Year of construction										Total		
	Pre 1940			1940-54			1955+						
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	
Apartments		\$	\$		\$	\$		\$	\$		\$	\$	
Size of unit:													
Bachelor	7	52.6	8.1	--	--	--	--	--	--	9	48.3	6.8	
One bedroom — Service:													
Full	--	--	--	--	--	--	--	--	--	12	75.0	4.1	
Partial	19	52.3	2.0	12	62.3	3.6	4	69.3	2.4	35	57.6	2.1	
None	33	33.5	0.5	--	--	--	11 ¹	38.1	4.7	44	34.6	1.4	
Totals	56	42.4	1.8	27	54.7	5.4	8	73.8	5.7	91	48.8	1.8	
Two bedrooms — Service:													
Full	17 ²	67.0	4.2	16 ²	77.7	3.4	8 ²	75.9	6.3	41 ²	72.9	3.0	
Partial	--	--	--	--	--	--	--	--	--	--	--	--	
None	69	36.8	1.8	--	--	--	26 ³	53.4	5.5	95	41.4	1.9	
Totals	86	42.8	2.9	38	61.2	5.6	12	76.0	6.7	136	50.9	2.7	
Three bedrooms — Service:													
Full	--	--	--	--	--	--	--	--	--	--	--	--	
Partial	21	74.0	4.5	13	79.7	6.8	--	--	--	36	77.2	4.8	
None	32	44.5	3.1	6	49.5	1.4	--	--	--	41	47.0	3.6	
Totals	53	56.2	2.7	19	70.2	6.8	5	78.8	8.4	77	61.1	4.3	
Four or more bedrooms	11	68.0	9.9	--	--	--	--	--	--	11	68.0	9.9	
Other rental units													
Single attached and detached	--	--	--	--	--	--	--	--	--	15	45.8	5.2	

¹ Statistics incorporate 10 observations for the years 1940-54 and 1 observation for the years 1955+.

² Statistics incorporate fully and partially serviced flats and apartments.

³ Statistics incorporate 22 observations for the years 1940-54 and 4 observations for the years 1955+.

Average Rents in Major Canadian Cities by Types of Structure, Size of Unit, Degree of Service and Year of Construction
Montreal - September 1959

Type and size of unit and degree of service	Year of construction										Total		
	Pre 1940			1940-54			1955+						
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	
Apartments		\$	\$		\$	\$		\$	\$		\$	\$	
Size of unit:													
Bachelor — Service:													
Full	31	66.7	2.9	29	78.4	6.6	28	81.4	5.0	88	75.3	2.2	
Partial	13	46.2	4.3	--	--	--	--	--	--	18	49.5	3.6	
None	3	34.3	4.6	--	--	--	--	--	--	3	34.3	4.6	
Totals	47	59.0	3.5	30	77.7	6.9	32	78.6	6.0	109	69.9	3.3	
One bedroom — Service:													
Full	88	80.1	2.4	78	92.4	3.1	25	86.9	3.6	191	86.0	2.6	
Partial	67	61.0	0.7	71	67.4	2.1	19	64.9	2.8	157	64.4	0.9	
None	257	40.0	0.7	122	52.2	0.6	45	55.6	0.8	424	45.2	0.7	
Totals	412	52.0	1.4	271	67.7	2.3	89	66.4	3.0	772	59.2	1.5	
Two bedrooms — Service:													
Full	88	98.7	2.2	70	109.0	6.1	33	96.3	16.9	191	102.0	5.0	
Partial	62	83.1	3.9	83	77.4	1.3	26	78.7	5.7	171	79.7	1.8	
None	543	45.1	0.5	146	58.3	1.5	51	68.1	1.1	740	49.3	0.6	
Totals	693	55.3	1.0	299	75.5	1.9	110	79.1	4.8	1,102	63.1	1.1	
Three or more bedrooms — Service:													
Full	40	118.8	7.9	25	121.4	5.1	13	140.6	24.7	78	123.3	7.9	
Partial	74	107.3	6.4	49	94.4	5.0	17	119.2	20.0	140	104.2	6.8	
None	456	54.5	0.9	77	67.2	1.5	35	75.9	1.7	568	57.5	0.6	
Totals	570	65.8	2.1	151	85.0	3.7	85	100.1	10.2	786	72.3	2.2	
Other rental units													
Single attached and detached, 1 or 2 bedrooms	--	--	--	--	--	--	--	--	--	30	52.7	5.1	
Single attached and detached, 3 or more bedrooms	--	--	--	--	--	--	--	--	--	31	85.7	4.5	

Average Rents in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Age of Construction
Hull – September 1959

Type and size of unit and degree of service	Year of construction										Total		
	Pre 1940			1940-54			1955+						
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	
Apartments		\$	\$		\$	\$		\$	\$		\$	\$	
Size of unit:													
One bedroom – Service:													
Full	9 ¹	61.7	2.8	--	--	--	--	--	--	13 ¹	56.2	2.4	
Partial	--	--	--	--	--	--	--	--	--	--	--	--	
None	9	41.6	2.8	--	--	--	--	--	--	10	41.9	2.5	
Totals	18	51.6	2.3	5	44.0	2.0	--	--	--	23	50.0	2.0	
Two bedrooms – Service:													
Full	--	--	--	--	--	--	--	--	--	--	--	--	
Partial	7	64.3	5.8	--	--	--	--	--	--	12	68.2	5.3	
None	12	47.2	3.7	--	--	--	--	--	--	16	45.8	2.3	
Totals	19	53.5	2.8	8	56.2	6.0	--	--	--	28	55.4	3.7	
Three or more bedrooms	--	--	--	--	--	--	--	--	--	6	61.7	4.3	
Other rental units													
Single attached and detached	--	--	--	--	--	--	--	--	--	7	54.6	7.1	

¹ Statistics incorporate data for fully serviced and partially serviced flats and apartments.

Average Rents in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
Ottawa – September 1959

Type and size of unit and degree of service	Year of construction										Total		
	Pre 1940			1940-54			1955+						
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	
Apartments		\$	\$		\$	\$		\$	\$		\$	\$	
Size of unit:													
Bachelor	15	60.3	3.1	--	--	--	6	90.0	3.1	22	69.5	5.9	
One bedroom – Service:													
Full	31	75.7	1.5	18	96.7	7.5	18	127.1	20.4	67	95.1	7.8	
Partial	24	62.2	2.8	15	67.5	1.9	--	--	--	40	64.6	2.3	
None	6	50.0	8.7	--	--	--	--	--	--	7	51.4	6.4	
Totals	61	67.9	1.8	34	82.7	8.0	19	124.3	20.2	114	81.7	5.1	
Two bedrooms – Service:													
Full	24	90.5	4.9	36	103.0	8.3	3	157.7	14.0	63	100.8	6.3	
Partial	26	78.8	2.4	17	84.9	1.2	--	--	--	45	81.2	1.0	
None	12	51.5	5.9	3	75.7	7.4	--	--	--	15	56.3	6.4	
Totals	62	78.0	3.0	56	96.0	5.5	5	126.6	26.0	123	88.2	4.1	
Three bedrooms	14	92.5	6.7	5	90.4	2.1	--	--	--	23	94.7	2.7	
Four or more bedrooms	14	96.6	8.5	--	--	--	--	--	--	16	97.1	8.6	
Other rental units													
Single attached and detached, 1 or 2 bedrooms	--	--	--	--	--	--	--	--	--	31	91.0	15.0	
Single attached and detached, 3 bedrooms	--	--	--	--	--	--	--	--	--	33	94.0	5.1	
Single attached and detached, 4 or more bedrooms	--	--	--	--	--	--	--	--	--	17	108.8	5.0	

Average Rent in Major Canadian Cities by Structure, Size of Unit, Degree of Service and Year of Construction
Windsor - September 1959

Type and size of unit and degree of service	Year of construction									Total		
	Pre 1940			1940-54			1955+					
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error
Apartments		\$	\$		\$	\$		\$	\$		\$	\$
Size of unit:												
One bedroom - Service:												
Full	10	56.3	5.5	--	--	--	--	--	--	12	57.3	4.4
Partial	--	--	--	--	--	--	--	--	--	--	--	--
None	11 ¹	52.5	2.5	--	--	--	--	--	--	12 ¹	53.6	3.2
Totals	21	54.3	3.2	3	63.3	6.3	--	--	--	24	55.5	3.4
Two bedrooms - Service:												
Full	--	--	--	--	--	--	--	--	--	--	--	--
Partial	--	--	--	--	--	--	--	--	--	--	--	--
None	19 ¹	56.1	3.7	--	--	--	--	--	--	21 ¹	56.2	3.3
Totals	19	56.1	3.7	--	--	--	--	--	--	21	56.2	3.3
Three bedrooms	9	58.2	5.9	--	--	--	--	--	--	10	57.9	1.6
Four or more bedrooms	--	--	--	--	--	--	--	--	--	4	65.0	4.7
Other rental units												
Single, attached and detached, 1 or 2 bedrooms	--	--	--	--	--	--	--	--	--	11	53.1	6.9
Single attached and detached, 3 or more bedrooms	--	--	--	--	--	--	--	--	--	22	57.8	5.5

¹ Statistics incorporate data for partially serviced and unserviced flats and apartments.

Average Rents in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
Toronto - September 1959

Type and size of unit and degree of service	Year of construction									Total		
	Pre 1940			1940-54			1955+					
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error
Apartments		\$	\$		\$	\$		\$	\$		\$	\$
Size of unit:												
Bachelor - Service:												
Full	30	74.3	2.9	16	82.1	2.0	24	93.7	3.8	70	82.7	1.9
Partial	15	44.9	6.5	--	--	--	--	--	--	16	45.3	6.1
None	--	--	--	--	--	--	--	--	--	--	--	--
Totals	45	64.5	4.4	17	80.3	2.0	24	93.7	3.8	86	75.8	4.3
One bedroom - Service:												
Full	85	89.5	1.4	153	100.1	3.4	123	111.7	3.9	361	101.5	1.8
Partial	50	76.4	1.7	14	81.6	4.2	2	84.5	0.7	66	77.7	1.2
None	3	78.3	3.6	--	--	--	--	--	--	4	75.0	3.1
Totals	138	84.5	0.6	168	98.3	3.1	125	111.2	3.8	431	97.7	1.4
Two bedrooms - Service:												
Full	53	113.5	2.4	127	115.4	5.3	102	122.8	3.4	282	117.7	3.7
Partial	70	91.8	2.3	13	115.7	7.3	7	110.7	3.5	90	96.7	2.2
None	7	84.3	5.0	--	--	--	--	--	--	7	84.3	5.0
Totals	130	100.3	2.3	140	115.4	5.3	109	122.0	3.2	379	112.1	2.9
Three or more bedrooms - Service:												
Full	9	116.1	6.4	--	--	--	5	150.0	4.0	16	136.5	8.5
Partial	19	105.2	8.7	8	122.9	7.9	--	--	--	28	111.1	4.4
None	5	112.0	18.9	--	--	--	--	--	--	5	112.0	18.9
Totals	33	109.2	3.9	10	137.2	8.7	6	146.7	2.2	49	119.5	2.0
Other rental units												
Single attached and detached, 1 bedroom	--	--	--	--	--	--	--	--	--	16	69.9	6.0
Single attached and detached, 2 bedrooms	--	--	--	--	--	--	--	--	--	58	81.4	4.0
Single attached and detached, 3 bedrooms	--	--	--	--	--	--	--	--	--	97	98.4	4.2
Single attached and detached, 4 or more bedrooms	--	--	--	--	--	--	--	--	--	36	121.2	6.0

Average Rents in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
Hamilton - September 1959

Type and size of unit and degree of service	Year of construction										Total	
	Pre 1940			1940-54			1955+					
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error
Apartments		\$	\$		\$	\$		\$	\$		\$	\$
Size of unit:												
Bachelor	7	53.1	3.9	--	--	--	--	--	--	9	54.1	3.6
One bedroom - Service:												
Full	24	75.8	4.1	--	--	--	9 ¹	95.0	5.9	33	81.1	4.7
Partial	16	65.3	3.5	--	--	--	--	--	--	18	67.2	2.7
None	--	--	--	--	--	--	--	--	--	6	44.5	2.3
Totals	45	68.3	2.9	5	83.6	3.9	7	94.6	12.2	57	72.8	2.8
Two bedrooms - Service:												
Full	9	89.6	5.3	8	100.2	4.8	--	--	--	21	99.3	5.4
Partial	--	--	--	--	--	--	--	--	--	--	--	--
None	49 ²	70.2	5.5	--	--	--	--	--	--	24 ²	69.1	5.4
Totals	28	76.4	4.4	12	88.5	9.3	5	108.6	15.6	45	83.2	6.5
Three or more bedrooms	6	78.2	6.0	--	--	--	--	--	--	7	76.7	5.6
Other rental units												
Single attached and detached, 1 or 2 bedrooms	--	--	--	--	--	--	--	--	--	24	59.9	3.3
Single attached and detached, 3 or more bedrooms	--	--	--	--	--	--	--	--	--	30	76.9	6.8

¹ Statistics incorporate 4 observations for the years 1940-54 and 5 observations for the years 1955+.

² Statistics incorporate data for partially serviced and unserviced flats and apartments.

Average Rents in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
London - September 1959

Type and size of unit and degree of service	Year of construction										Total	
	Pre 1940			1940-54			1955+					
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error
Apartments		\$	\$		\$	\$		\$	\$		\$	\$
Size of unit:												
Bachelor	--	--	--	--	--	--	--	--	--	5	49.8	10.0
One bedroom - Service:												
Full	16	70.4	1.9	--	--	--	18 ¹	75.6	4.3	34	73.2	1.9
Partial	15	58.5	3.7	--	--	--	6 ²	53.0	3.6	21	56.9	3.3
None	6	42.7	4.6	--	--	--	--	--	--	6	42.7	4.6
Totals	37	61.1	2.9	13	61.2	4.8	11	80.4	3.7	61	64.6	2.5
Two bedrooms - Service:												
Full	--	--	--	--	--	--	--	--	--	14	97.9	5.3
Partial	18	74.0	2.9	--	--	--	3 ³	86.7	4.9	21	75.8	3.4
None	--	--	--	--	--	--	--	--	--	5	62.6	5.3
Totals	26	75.2	3.9	8	89.4	1.9	6	100.7	6.3	40	81.9	4.1
Three or more bedrooms	7	84.3	10.9	--	--	--	--	--	--	8	87.5	10.1
Other rental units												
Single attached and detached, 1 or 2 bedrooms	--	--	--	--	--	--	--	--	--	9	58.9	6.4
Single attached and detached, 3 or more bedrooms	--	--	--	--	--	--	--	--	--	18	82.2	4.0

¹ Statistics incorporate 8 observations for the years 1940-54 and 10 observations for the years 1955+.

² Statistics incorporate 5 observations for the years 1940-54 and 1 observation for the years 1955+.

³ Statistics incorporate 3 observations for the years 1940-54 and 0 observations for the years 1955+.

Average Rent in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
Winnipeg, September 1959

Type and size of unit and degree of service		Year of construction										Total		
		Pre 1940			1940-54			1955+						
		No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	
			\$	\$		\$	\$		\$	\$		\$	\$	
	Apartments													
Size of unit:														
Bachelor	—Service:													
	Full	21	50.9	6.9	4	63.2	8.1	3	80.0	10.0	28	55.8	4.7	
	Partial	--	--	--	--	--	--	--	--	--	--	--	--	
	None	63 ¹	21.4	1.9	--	--	--	--	--	--	63 ¹	21.4	1.9	
	Totals	84	28.8	4.9	4	63.2	8.1	3	80.0	10.0	91	32.0	3.0	
One bedroom	—Service:													
	Full	52	65.7	1.1	23	86.1	2.8	14	87.2	2.6	89	74.3	1.8	
	Partial	58	45.1	1.9	--	--	--	--	--	--	61	46.0	2.0	
	None	16	36.1	7.0	--	--	--	--	--	--	16	36.1	7.0	
	Totals	126	52.4	2.7	25	84.6	3.1	15	85.4	4.1	166	60.3	2.6	
Two bedrooms	—Service:													
	Full	21	79.9	3.3	8	112.5	15.8	7	109.0	7.4	36	92.8	5.7	
	Partial	26	62.2	3.0	3	79.3	6.2	--	--	--	31	65.6	3.2	
	None	11	50.5	5.0	--	--	--	--	--	--	11	50.5	5.0	
	Totals	58	66.4	2.9	11	103.5	11.2	9	104.8	7.3	78	76.0	4.4	
Three bedrooms		--	--	--	--	--	--	--	--	--	14	89.1	13.7	
Four bedrooms		--	--	--	--	--	--	--	--	--	4	59.2	11.9	
	Other rental units													
Single attached and detached, 1 bedroom		--	--	--	--	--	--	--	--	--	11	39.2	6.4	
Single attached and detached, 2 bedrooms		--	--	--	--	--	--	--	--	--	33	56.4	2.8	
Single attached and detached, 3 or more bedrooms		--	--	--	--	--	--	--	--	--	34	67.2	2.6	

¹ Statistics incorporate data for partially serviced and unserviced flats and apartments.

Average Rent in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
Regina — September 1959

Type and size of unit and degree of service		Year of construction										Total		
		Pre 1940			1940-54			1955+						
		No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	
			\$	\$		\$	\$		\$	\$		\$	\$	
	Apartments													
Size of unit:														
Bachelor		14	36.7	6.0	--	--	--	--	--	--	16	42.1	11.0	
One bedroom	—Service:													
	Full	10	65.1	5.4	--	--	--	--	--	--	11	66.0	5.0	
	Partial	--	--	--	--	--	--	--	--	--	--	--	--	
	None	--	--	--	--	--	--	--	--	--	7 ¹	52.7	3.7	
	Totals	14	60.6	4.4	4	61.8	6.1	--	--	--	18	60.8	4.0	
Two bedrooms		--	--	--	--	--	--	--	--	--	8	84.4	10.5	
	Other rental units													
Single attached and detached		--	--	--	--	--	--	--	--	--	33	76.7	2.9	

¹ Statistics incorporate data for partially serviced and unserviced flats and apartments.

Average Rents in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
Saskatoon - September 1959

Type and size of unit and degree of service	Year of construction									Total			
	Pre 1940			1940-54			1955+						
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	
Apartments		\$	\$		\$	\$		\$	\$		\$	\$	
Size of unit:													
Bachelor	- Service:												
	Full	7	44.9	1.8	--	--	--	--	--	7	44.9	1.8	
	Partial	21	28.5	2.0	--	--	--	--	--	25	32.8	4.3	
	None	--	--	--	--	--	--	--	--	--	--	--	
	Totals	28	32.6	4.0	--	--	--	--	--	32	35.4	4.1	
One bedroom	- Service:												
	Full	6	54.7	5.1	--	--	--	--	--	--	--	--	
	Partial	15	51.3	2.5	--	--	--	26 ^{1,2}	65.8	2.8	47 ²	59.8	
	None	--	--	--	--	--	--	--	--	--	--	--	
	Totals	21	52.3	1.1	21	62.2	1.6	5	81.0	8.4	47	59.8	2.6
Two bedrooms	--	--	--	--	--	--	--	--	--	--	12	92.8	6.7
Three or more bedrooms	--	--	--	--	--	--	6	62.5	0.5	7	61.9	0.7	
Other rental units													
Single attached and detached	--	--	--	--	--	--	--	--	--	30	76.2	6.2	

¹ Statistics incorporate 21 observations for the years 1940-54 and 5 observations for the years 1955+.

² Statistics incorporate data for fully serviced and partially serviced flats and apartments.

Average Rents in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
Calgary - September 1959

Type and size of unit and degree of service	Year of construction									Total			
	Pre 1940			1940-54			1955+						
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	
Apartments		\$	\$		\$	\$		\$	\$		\$	\$	
Size of unit:													
Bachelor	- Service:												
	Full	7	44.3	7.4	--	--	--	--	--	11	60.0	10.5	
	Partial	42	27.7	1.2	--	--	--	--	--	45	27.6	1.1	
	None	--	--	--	--	--	--	--	--	--	--	--	
	Totals	49	30.1	1.9	5	57.0	10.2	--	--	56	34.0	4.9	
One bedroom	- Service:												
	Full	12	61.2	2.3	--	--	--	14 ¹	85.1	7.9	26	74.1	6.2
	Partial	37	47.7	1.3	--	--	--	27 ²	67.4	4.4	64	56.0	3.6
	None	--	--	--	--	--	--	--	--	7	50.7	5.8	
	Totals	53	51.6	1.9	32	62.5	2.6	12	94.2	15.7	97	60.5	4.3
Two bedrooms	- Service:												
	Full	10 ³	65.4	2.7	--	--	--	26 ^{3,4}	94.9	3.4	36 ³	86.7	3.7
	Partial	--	--	--	--	--	--	--	--	--	--	--	
	None	--	--	--	8	77.1	10.5	--	--	--	13	78.2	7.5
	Totals	13	65.7	2.1	27	87.5	3.7	9	91.3	10.0	49	84.4	4.2
Three or more bedrooms	--	--	--	--	--	--	--	--	--	11	94.5	9.7	
Other rental units													
Single attached and detached, 1 or 2 bedrooms	--	--	--	--	--	--	--	--	--	31	72.9	5.9	
Single attached and detached, 3 or more bedrooms	--	--	--	--	--	--	--	--	--	23	97.0	4.9	

¹ Statistics incorporate 10 observations for the years 1940-54 and 4 observations for the years 1955+.

² Statistics incorporate 20 observations for the years 1940-54 and 7 observations for the years 1955+.

³ Statistics incorporate data for fully serviced and partially serviced flats and apartments.

⁴ Statistics incorporate 19 observations for the years 1940-54 and 7 observations for the years 1955+.

Average Rents in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
Edmonton — September 1959

Type and size of unit and degree of service	Year of construction										Total		
	Pre 1940			1940-54			1955+						
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	
Apartments		\$	\$		\$	\$		\$	\$		\$	\$	
Size of unit:													
Bachelor	35	32.6	1.2	--	--	--	--	--	--	37	37.1	4.8	
One bedroom — Service:													
Full	6	56.3	4.0	38	80.1	6.9	4	81.5	4.1	48	77.2	5.4	
Partial	--	--	--	--	--	--	--	--	--	--	--	--	
None	24 ¹	52.3	3.6	23 ¹	54.7	3.5	4 ¹	67.5	3.7	51 ¹	54.6	1.6	
Totals	30	53.1	3.3	61	70.5	4.3	8	74.5	5.0	99	65.6	3.1	
Two bedrooms — Service:													
Full	--	--	--	11	97.3	12.7	--	--	--	13	94.2	11.8	
Partial	--	--	--	--	--	--	--	--	--	--	--	--	
None	10 ¹	71.5	5.1	8 ¹	69.4	10.1	--	--	--	21 ¹	73.1	6.0	
Totals	12	72.5	3.7	19	85.5	8.4	3	88.3	8.4	34	81.2	6.1	
Three or more bedrooms	--	--	--	9	73.8	2.3	--	--	--	12	80.3	5.0	
Other rental units													
Single attached and detached, 1 or 2 bedrooms	--	--	--	--	--	--	--	--	--	38	74.7	3.4	
Single attached and detached, 3 or more bedrooms	--	--	--	--	--	--	--	--	--	29	97.6	5.3	

¹ Statistics incorporate data for partially serviced and unserviced flats and apartments.

Average Rents in Major Canadian Cities by Type of Structure, Size of Unit, Degree of Service and Year of Construction
Vancouver — September 1959

Type and size of unit and degree of service	Year of construction										Total		
	Pre 1940			1940-54			1955+						
	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	No. of cases	Rent	Standard error	
Apartments		\$	\$		\$	\$		\$	\$		\$	\$	
Size of unit:													
Bachelor — Service:													
Full	24	56.4	4.5	6	66.0	10.6	8	88.0	3.1	38	64.6	4.5	
Partial	--	--	--	--	--	--	--	--	--	--	--	--	
None	41 ¹	34.0	3.7	--	--	--	--	--	--	41 ¹	34.0	3.7	
Totals	65	42.2	3.9	6	66.0	10.6	8	88.0	3.1	79	48.7	5.8	
One bedroom — Service:													
Full	55	68.6	3.5	42	86.3	2.4	39	100.6	2.2	136	83.2	2.4	
Partial	67	55.9	2.2	14	71.3	5.3	7	75.0	3.0	88	59.9	2.7	
None	12	34.8	5.4	--	--	--	--	--	--	13	37.5	8.4	
Totals	134	59.2	3.4	57	82.3	2.0	46	96.7	2.1	237	72.0	3.4	
Two bedrooms — Service:													
Full	12	87.8	5.3	17	120.5	2.1	18	119.6	10.4	47	111.8	4.1	
Partial	17	65.6	3.2	5	86.0	5.3	4	98.5	3.5	26	74.6	4.7	
None	9	61.7	6.2	5	79.0	1.6	--	--	--	15	68.3	4.1	
Totals	38	71.7	2.8	27	106.4	4.6	23	114.0	7.8	88	93.4	4.7	
Three or more bedrooms	12	81.8	12.4	11	109.8	1.9	--	--	--	25	97.0	9.5	
Other rental units													
Single attached and detached, 1 bedroom	--	--	--	--	--	--	--	--	--	25	60.0	4.4	
Single attached and detached, 2 bedrooms	--	--	--	--	--	--	--	--	--	74	71.4	2.9	
Single attached and detached, 3 bedrooms	--	--	--	--	--	--	--	--	--	17	76.8	5.2	
Single attached and detached, 4 or more bedrooms	--	--	--	--	--	--	--	--	--	18	99.0	11.4	

¹ Statistics incorporate data for partially serviced and unserviced flats and apartments.

APPENDIX
Reproduction of Rent Schedule Used in Collecting Rent Data

DOMINION BUREAU OF STATISTICS
RENT SCHEDULE

Primary Sampling unit	\$			7. (a) Rent Paid Last Month																										
				(b) If you are unable to complete 7(a) because the tenant has changed since last month, then obtain the name and mailing address of person to whom rent is now paid.																										
Segment number				NAME _____																										
Household number				Mailing Address _____																										
Name _____																														
Household address _____																														
4. Period in which this dwelling unit was built: (Indicate when an estimate) (a) Built before 1930 (b) 1930-1939 (c) 1940-1949 (d) Since 1950 (specify year)																														
5. Which of the following are supplied by the landlord as part of what you receive for the rent you pay?																														
<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>Refrigerator</td> <td>.....</td> </tr> <tr> <td>Cook Stove</td> <td>.....</td> </tr> <tr> <td>Washing Machine</td> <td>.....</td> </tr> <tr> <td>Other Furniture</td> <td>All</td> </tr> <tr> <td></td> <td>Part</td> </tr> <tr> <td>Heat</td> <td>.....</td> </tr> <tr> <td>Water</td> <td>Cold</td> </tr> <tr> <td></td> <td>Hot</td> </tr> <tr> <td>Electricity</td> <td>.....</td> </tr> <tr> <td>Telephone</td> <td>.....</td> </tr> <tr> <td>Janitor Service</td> <td>.....</td> </tr> <tr> <td>Garage</td> <td>.....</td> </tr> </table>					Yes	No	Refrigerator	Cook Stove	Washing Machine	Other Furniture	All		Part	Heat	Water	Cold		Hot	Electricity	Telephone	Janitor Service	Garage
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Water	Cold																													
	Hot																													
Electricity																													
Telephone																													
Janitor Service																													
Garage																													
6. Are there any other services or facilities included in rent paid? Yes <input type="checkbox"/> No <input type="checkbox"/> If "Yes" specify _____																														
7. (b) If you are unable to complete 7(a) because the tenant has changed since last month, then obtain the name and mailing address of person to whom rent is now paid.																														
8. Survey 9. Rent Paid This Month																														
10. Did any changes occur in the quantity or quality of accommodations or services included in rent between this month and last month. If "Yes" specify below the exact nature of changes:																														
<table border="1"> <tr> <td>\$</td> <td>No</td> <td>Yes</td> </tr> </table>					\$	No	Yes	\$	No	Yes	\$	No	Yes	\$	No	Yes	\$	No	Yes	\$	No	Yes								
\$	No	Yes																												
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NOTE: If tenant has changed between surveys write in "new hold" before survey number.																														
11. If the rent is: (a) subsidized by government, employer or relatives (b) for combined business and living accommodation (c) for seasonal accommodation																														
12. Explanations and Comments _____																														
13. For each survey in which the dwelling is a non-interview, place survey number after the appropriate category listed below.																														
No one at home _____																														
Temporarily absent _____																														
Vacant _____																														
Refused _____																														
Other (Specify): _____																														

DEPARTMENT OF PUBLIC WORKS, CITY OF TORONTO

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